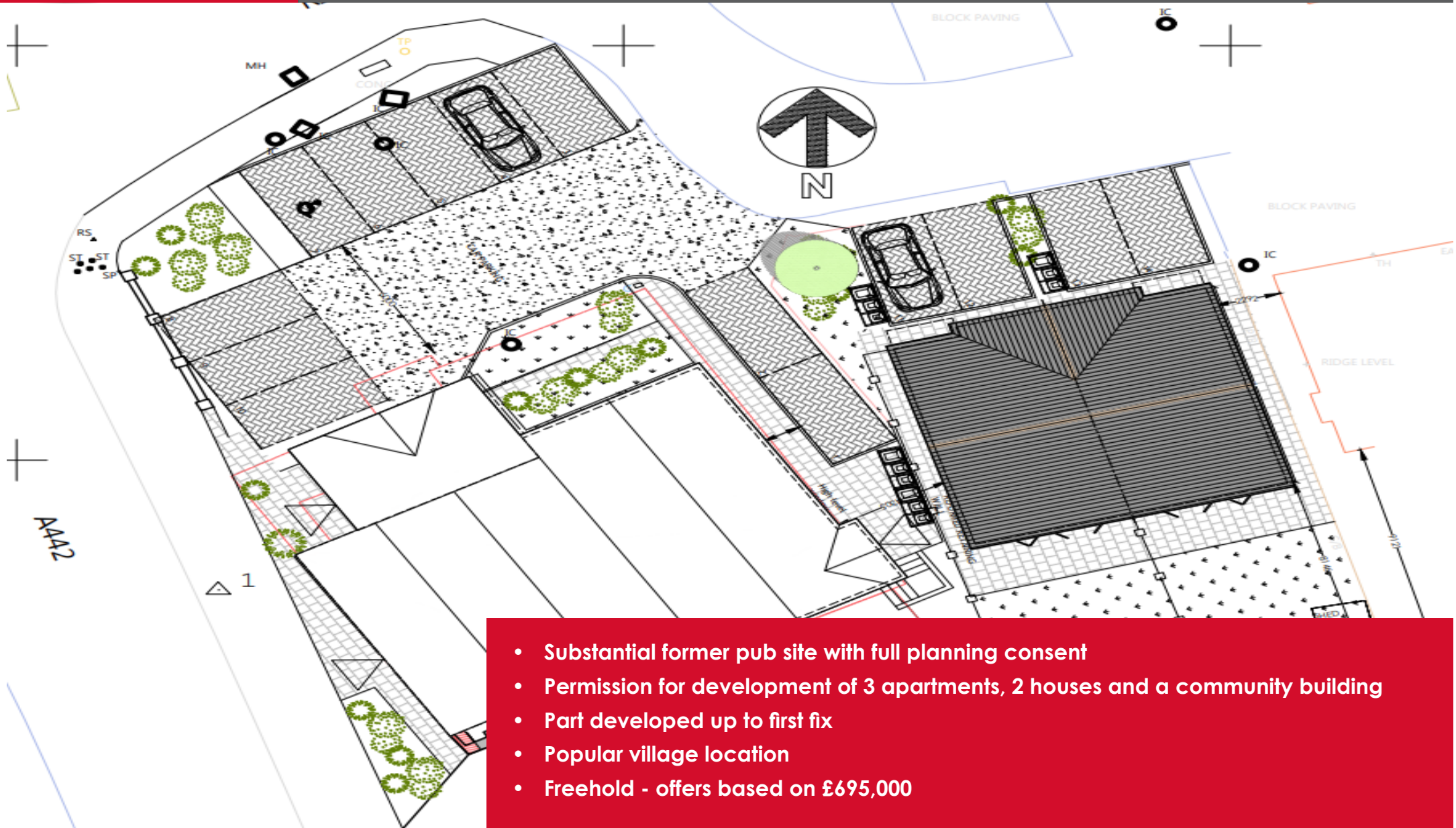


# FOR SALE

THE FORMER SWAN PUBLIC HOUSE, RIVER LANE, WATERS UPTON, TELFORD, SHROPSHIRE TF6 6NP



- Substantial former pub site with full planning consent
- Permission for development of 3 apartments, 2 houses and a community building
- Part developed up to first fix
- Popular village location
- Freehold - offers based on £695,000

## DESCRIPTION

Occupying the former Swan Inn, the site comprises a former fire damaged public house which now benefits from planning permission and has been developed to “ first fix”, with scope for a purchaser to take on and complete the works. The consented scheme will comprise a community hall, 3 apartments and a pair of semi detached houses. Each apartment will consist of 2 bedrooms whilst the houses will have 3 bedroom each . The proposed community hall will extend to 1,302 sq. ft. ( 121 sq. m).

## LOCATION

The site occupies a prominent corner position at the junction of River Lane and the main A442 in the popular village of Waters Upton. The village itself benefits from several day to day amenities including a Post Office, award winning butcher, convenience store and restaurant/takeaway. Further afield are the larger centres of Newport and Telford both of which offer extensive eateries, pubs, supermarkets, doctors and dentists as well as local and national retailers.

Shrewsbury station has daily services to London Euston in just over two and a half hours, whilst a little further afield Stafford station offers hourly intercity services in one hour and twenty-five minutes. The A41 and A49 provide access to Chester, Liverpool and Manchester to the North and to the south, Shrewsbury, Telford and Birmingham. Local schools include Newport High School for Girls, Adams Grammar, Crudgington Primary School and in the private sector, Old Hall, Wrekin College, Prestfelde and Shrewsbury schools.

## DISTANCES -

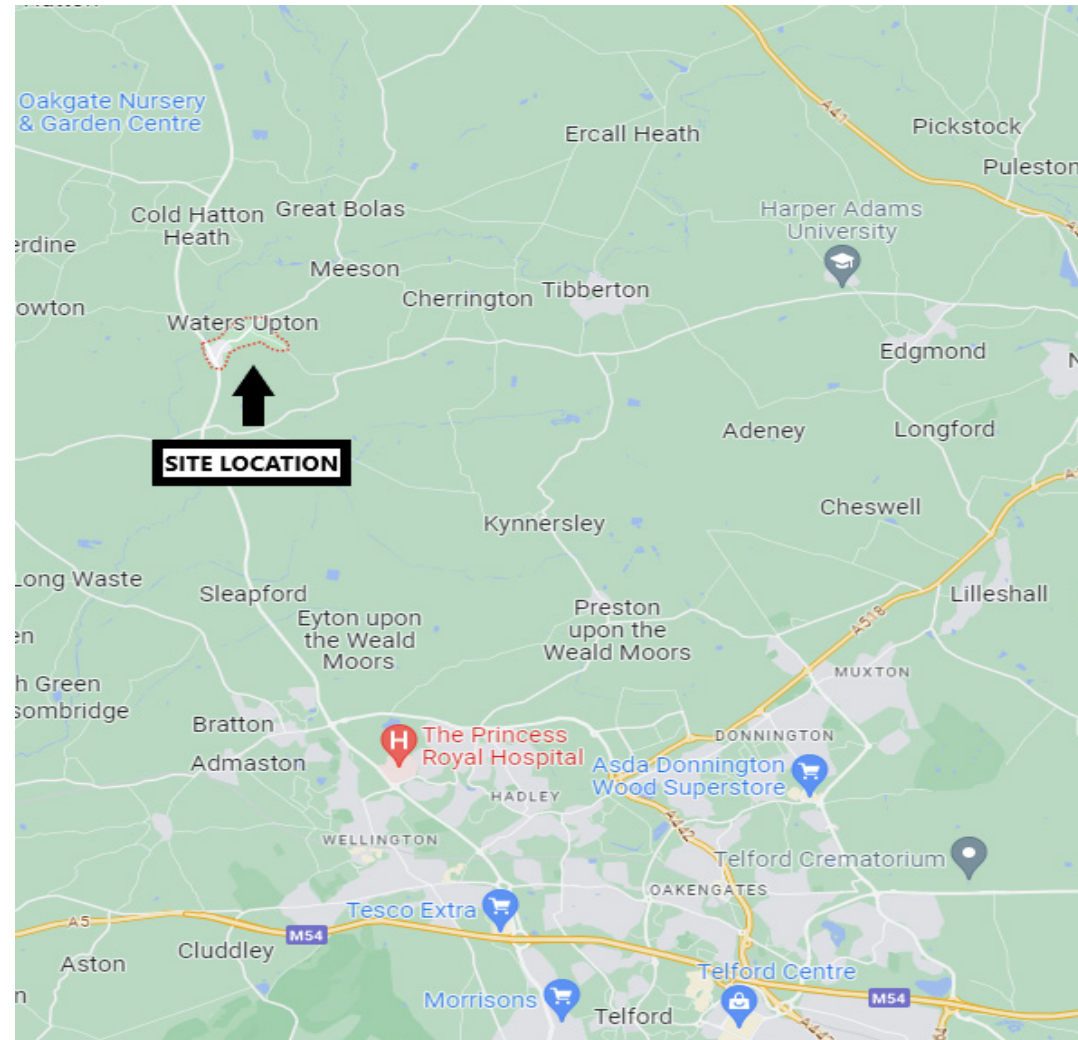
Newport 8 miles, Telford 8.6 miles, Shrewsbury town and station 12 miles, Stafford town and station 21 miles, Birmingham Airport 50 miles and Manchester Airport 59 miles. (Distances approximate).

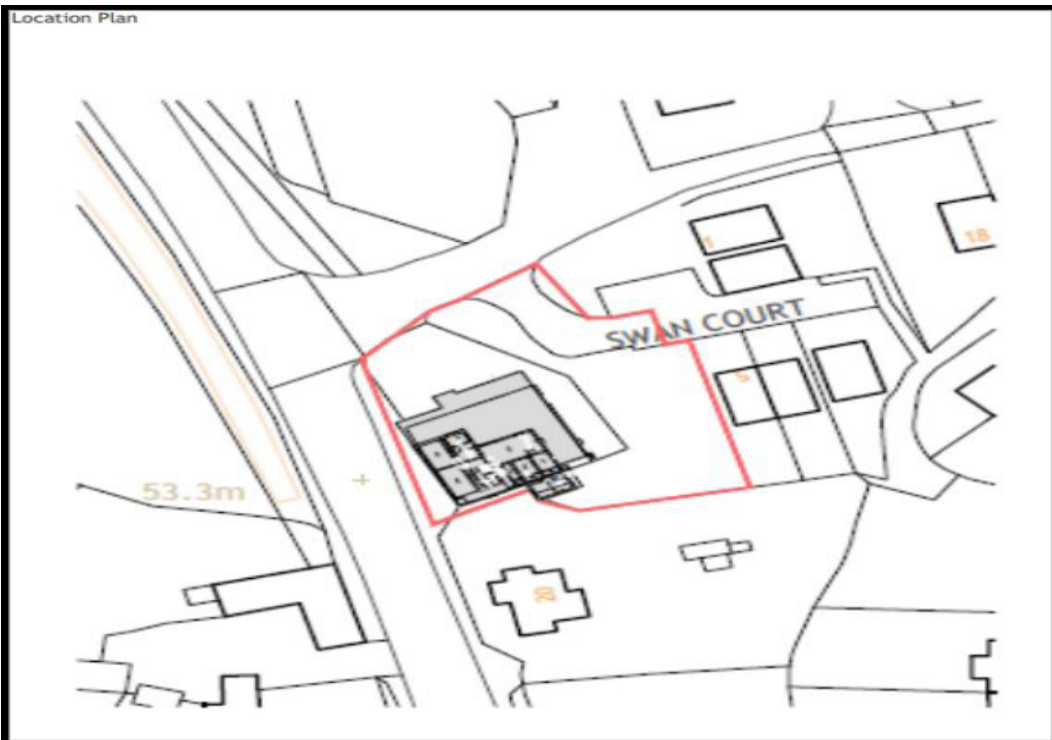


## PLANNING

Full planning consent was granted on 19/3/2020, under application number TWC/2019/0478 for the erection of a new community building and 3no. apartments following the partial demolition of the derelict building and erection of semi-detached 2no. houses.

All conditions have been discharged and development works up to first fix level have been completed . Copies of all associated documents along with works carried out to date are available upon request to Bond Wolfe.





## PRICE

Offers based on £695,000 are sought for the Freehold interest.

## SERVICES

We have been informed that all mains services are connected to the site, but prospective purchasers should still make their own independent enquiries as to the suitability of the services for their particular requirement.

## ANTI-MONEY LAUNDERING

In accordance with anti-money laundering regulations, two forms of identity and confirmation of the source of funding will be required from the successful purchaser.

## VALUE ADDED TAX

We are advised that VAT is not applicable.

## LEGAL COSTS

Each party is to be responsible for their own legal costs that may be incurred in this transaction.

Bond Wolfe for themselves and for the vendors or lessors of this property whose agents they are, give notice that: (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees and do not constitute, nor constitute part of, an offer or contract. (ii) all descriptions, dimensions, references to condition and necessary permission for use and occupation, and other details, are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but should satisfy themselves by inspection or otherwise as to the correctness of each of them (iii) no person in the employment of Bond Wolfe has any authority to make or give any representation or warranty whatsoever in relation to this property. A director of Bond Wolfe has a vested interest in this property.



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